DESK-BASED ASSESSMENT OF THE ARCHAEOLOGICAL IMPLICATIONS OF PROPOSED DEVELOPMENT ON LAND AT SWAN STREET, SPALDING, LINCOLNSHIRE (SSS 04)

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ARCHAEOLOGICAL
PROJECT
SERVICES

DESK-BASED ASSESSMENT OF THE ARCHAEOLOGICAL IMPLICATIONS OF PROPOSED DEVELOPMENT ON LAND AT SWAN STREET, SPALDING, LINCOLNSHIRE (SSS 04)

Work Undertaken For
Stone and Moon Associates
on behalf of
Wm. Morrison's Supermarkets Plc

Report Compiled by Paul Cope-Faulkner BA (Hons) AIFA

January 2004

National Grid Reference: TF 2465 2280 Planning Application No: H16/1458/03



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Conservation Services

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Highways & Planning Directorate

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#### 1. SUMMARY

A desk-based assessment was undertaken to determine the archaeological implications of proposed development of land adjacent to Swan Street, Spalding, Lincolnshire.

During the medieval period (AD 1066-1540) the focus of settlement lay to the southeaest of the site, centred on the Market Place and separated from the proposed development site by the Westlode River. However, medieval remains have been identified a short distance away on the same side of the Westlode. This river, possibly an artificial drain, was bridged over at four points along its length. However, in 1824, the bridges were removed and the Westlode culverted.

Cartographic sources indicate the site was maintained as open ground throughout the 18<sup>th</sup> century, although was developed piecemeal during the early 19th century. In the latter part of the 19<sup>th</sup> century, cottages and other, larger, buildings occupied the proposed development area until the 1970s.

The proposed development site is still occupied by a garage with its associated features (buried tanks etc). As such, it is unsuitable for geophysical survey.

#### 2. INTRODUCTION

# 2.1 Definition of an Archaeological Desk-Based Assessment

An Archaeological Desk-Based Assessment is defined as 'an assessment of the known or potential archaeological resource within a specified area or site on land, inter-tidal zone or underwater. It

consists of a collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality, and worth of the known or potential archaeological resource in a local, regional, national, or international context as appropriate' (IFA 1999).

# 2.2 Planning Background

Archaeological Project Services was commissioned by Stone and Moon Associates on behalf of Wm. Morrison's Supermarkets Plc to undertake a desk-based assessment of land at Swan Street, Spalding, Lincolnshire. This was in order to determine the archaeological implications of proposed commercial development at the site as outlined in planning application H16/1458/03.

#### 2.3 Site Location

Spalding is situated 23km southwest of Boston and 30km southeast of Sleaford, in South Holland District, Lincolnshire (Fig. 1).

The proposed development site is located 200m northwest of the town centre as defined by the market place. The site is situated on generally level ground at a height of c. 5.5m OD on the north side of Swan Street at its junction with Winfrey Avenue (National Grid Reference TF 2465 2280), the proposed development site is approximately 1100 square metres in extent. The assessment area referred to throughout this report encompasses 100m around the proposed development site.

# 2.4 Topography and Geology

As an urban area, the soils have not been mapped. However, local soils are likely to

be of the Wisbech Series, typically coarse silty calcareous alluvial gley soils developed over marine alluvium (Robson 1990, 36). The alluvial deposits overlie a solid geology of Jurassic Oxford Clay (BGS 1992).

#### 3. AIMS

The purpose of the desk-based assessment is to obtain information about the known and potential archaeological resource within the vicinity of the proposed development site. In addition to the above, statutory and advisory heritage constraints were identified.

#### 4. METHODS

The research undertaken in the compilation of this archaeological desk-based assessment involved the examination of all available primary and secondary sources relevant to Spalding and the immediate surrounding area. These sources consisted of:

- Historical documents held in the Lincolnshire Archives Office
- Enclosure, tithe, parish, and other maps and plans, held in the Lincolnshire Archives Office
- Ordnance Survey maps
- Lincolnshire Sites and Monuments Record
- Parish files held by Heritage Lincolnshire
- Aerial photographs

 Secondary sources, in the form of periodical articles and books, held by the Lincolnshire Archives Office, Lincolnshire Library and Heritage Lincolnshire

This research was supplemented by a walkover survey of the land, undertaken to assess the current ground conditions, land-use patterns, and to ascertain the presence of any surface finds of an archaeological character, and of features that might indicate the presence of archaeological remains. The results of the archival and field examinations were committed to scale plans of the area.

#### 5. RESULTS

#### 5.1 Historical Evidence

Spalding is first referred to, indirectly, in a Tribal Hideage of the 7<sup>th</sup> century wherein a tribe known as the *Spaldas* are recorded. The place-name is derived from the Old English *Spaldingas*, 'descendants of *Spaldas*' (Cameron 1998, 114). The first account of the town was in a charter to the monks of Crowland by King Ethelbald in AD 716 (Clark 1978).

Crowland had been given land in Spalding by Thorold of Buckenhale, sheriff of Lincoln, supposedly in 1051. Money was provided to build a chapel and for six brethren to maintain it (Page 1988, 118). However, the lands passed to Ivo Taillebois, William the Conqueror's nephew, who forced the Crowland monks out of the town and then invited the abbot of St. Nicholas of Angers to build a monastery in its place (*ibid.* 119). This foundation is located on the southern side of the market place.

The Domesday Book of 1086 records that

Spalding was held principally by Ivo Taillebois with land also held by Crowland Abbey and Guy of Craon (Foster and Longley 1976). The survey also mentions the existence of a market, six fisheries, saltpans and a wood of alders. Although the name of the town is Saxon in derivation, numerous street-names in Spalding have a Danish origin (Hallam 1954, 8).

The medieval town would have been centred on the present day Market Place. The town lay between the Rivers Westlode and Welland and was defined to the east by Crackpool Lane, now Broad Street, possibly a former sea bank (Sumner 1987, 1). The town was limited to the north by the Westlode River. The Westlode is referred to as 'unum ductem aque' in 1087-92 suggesting an artificial watercourse, although a fishery (piscarium de Westlode) was granted to Spalding priory in 1074 (Hallam 1970, 34).

During the post-medieval period, the Westlode River was bridged in four places, Betty Codlin's Bridge was located opposite St. Thomas's Lane, there was a footbridge opposite the White Swan (now the Bass House), a wagon bridge to Boston opposite Red Lion Street and a further bridge at the end of Double Street (Gooch 1940, 386).

Swan Street was formerly known as Deadmans Lane until the later 19<sup>th</sup> century. The origin of the name is unknown, although the site overlooked the Sheep Market where Spalding priory used to hang felons (Harmstone 1846, 5), although such connotations are often derived from a place where a dead body was found (Field 1972, 60).

After the opening of drainage pumps at Pode Hole, to the west of the town, in

1824, the Westlode almost dried up and became stagnant. Following this the bridges were removed and the Westlode was arched over and infilled (Elsden 2001, 88). The new thoroughfare created by this infilling was termed New Street to the east of the site, and would have continued along Chapel Lane (between Swan Street and the Sheep Market), although it did not officially receive this name until 1871 (*ibid.*).

Only a single occupation, that of a shoe and boot maker is recorded along Deadmans Lane in 1856 (White 1856, 851).

# 5.2 Cartographic Evidence

The proposed development site is located immediately north of the centre of Spalding. Appropriate maps of the vicinity were examined.

The earliest map of part of Spalding dates from the 17<sup>th</sup> century and depicts the extent of Spalding priory. The development site lies outside this area, although the River Westlode is shown with a bridge lying a little east of the proposed development site.

Dating from 1732, John Grundy's 'A Plan of the Town of Spalding in South Holland Lincolnshire' is the first detailed plan of the town (Fig. 4). Swan Street is depicted, although is referred to as Deadmans Lane. The northern side of this thoroughfare is depicted as enclosed open ground with the only indications of buildings on the southern side of the street with their frontages along Westload Side overlooking the Westlode River.

Armstrong's 'Map of Spalding' of 1778 shows more buildings fronting Westlode

Side (Fig. 5). The site itself still appears to be unoccupied, amidst open ground.

An undated plan of early 19<sup>th</sup> century date is the first to depict the infilling of the Westlode River and to show the name New Road (Fig. 6). Buildings now occupy the eastern end of Deadmans Lane along the street frontage, including the proposed development area.

Dating from 1904, the Ordnance Survey second edition 25" plan of Spalding shows the development area as straddling a number of buildings (Fig. 7). These comprise larger structures on the eastern side of the development area and a row of four cottages lying on the west. To the rear of the development area are further buildings and walls. No function can be ascertained for any these buildings. More recent maps indicate the gradual replacement of these structures by the early 1970s with the row of cottages the last o go after the construction of Winfrey Avenue.

# 5.3 Aerial Photographic Evidence

As an urban area, it was considered that archaeological evidence would not be apparent on aerial photographs. Consequently, no aerial photographs were examined as part of this work.

# 5.4 Archaeological Data

Records of archaeological sites and finds are held in the Lincolnshire County Sites and Monuments Record. Other, secondary sources were also examined. Details of archaeological and historical remains falling within c. 100m of the proposed development site are collated in Table 1 and located on Figure 8.

Map Code	SMR Ref.	Description	National Grid Reference
structures (	22362	'Prior's Oven', part of Spalding Priory, c. 1230	TF 2465 2270
2	22381	Post-medieval brick culvert over the Westlode	have previous
3	identifi	Site of post-medieval bridge	TF 2468 2275
4	nally re	Site of post-medieval bridge	TF 2473 2278

Table 1: Known archaeological sites and finds within the vicinity

# Prehistoric Archaeology

Prehistoric remains have not, so far, been identified within the area under investigation. It is likely that most of the land in the Spalding region was submerged during much of the prehistoric period and the area would have remained too wet for settlement until at least the 2<sup>nd</sup> century BC.

# Romano-British Archaeology

Romano-British remains are absent within the assessment area. Although it has not yet been proven, it is likely that Spalding was a significant settlement during this period and remains have been identified along Pinchbeck Road, northeast of the site. Cropmarks around the Spalding district reveal a large number of road systems that appear to centre on the town, including the Baston Outgang road (Hallam 1970, 41). It has been suggested that the Westlode was canalised during the Romano-British period (*ibid.*, 34).

#### Saxon Archaeology

Though no Early or Middle Saxon sites have been identified in Spalding, it is probable that the site of the town remained a focus of settlement after the Romano-British period as suggested by the name and the Tribal Hideage of the 7<sup>th</sup> century.

# Medieval Archaeology

A single medieval site falls within the assessment area, the so-called Prior's Oven. This is of 13<sup>th</sup> century date and was a small turret attached to the precinct wall of Spalding priory (DoE 1976, 47). Its function is unknown, although use as a prison has been suggested. Additionally, medieval remains have been identified less than 70m southwest of the site (Savage 2003 a & b; see 'Previous Archaeological Intervention' below).

#### Post-medieval Archaeology

The culverted Westlode River is the only archaeological site recorded at the SMR to fall within the assessment area (Fig. 8, No. 2). Additional post-medieval remains include the site of two bridges and a number of listed buildings in the vicinity.

#### Modern Archaeology

No modern sites are recorded at the Sites and Monuments Record within the assessment area.

# **Previous Archaeological Intervention**

Two previous archaeological interventions have been undertaken within the assessment area. Medieval pits, dating from the 12<sup>th</sup> – 14<sup>th</sup> centuries, dug into alluvial layers at 2.2m below the current ground level, were identified during

archaeological evaluation along Swan Street (Fig. 8, a), 70m southwest of the site (Savage 2003a, 6). A subsequent watching brief identified 14<sup>th</sup> – 16<sup>th</sup> century structures (Savage 2003b).

Located 100m to the east an archaeological evaluation identified possible medieval and post-medieval dumped layers which were gradually replaced by structural remains including a 17<sup>th</sup> century stone and brick structure (Snee 2003, 8). Subsequent excavation at this site has revealed further the layout of the stone building and evidence for a timber framed structure, although medieval layers have yet to be reached (Jim Snee pers. comm.).

# 5.5 Walk-over Survey

The site was visited on 14<sup>th</sup> January 2004 to assess the potential of the site to contain archaeological features and to note any constraints to further work. Results of the walk-over survey have been committed to Figure 9.

The site is entirely covered with a concrete slab. At the centre of the site is a T-shaped canopy supported by 4 steel beams. The western part of the canopy is over a kiosk/shop which measures 6m by 3m. The eastern part of the canopy overlies the petrol pumps. Services connect these pumps to the kiosks and manhole covers lie between each island.

The underground storage tanks are located north of the kiosk where there is a line of three manholes, 2.5-3m apart. Further north is a small brick construction containing the filling valves with three vertical vents to west.

Additional manhole covers are apparent 4m east of the canopy where there is also a

surface water drain with a grill to the north. A number of boreholes were observed across the site.

#### 5.6 Geotechnical Information

Boreholes and trial pits have previously been undertaken at the site, although only a single borehole and trial pit strata record has been examined for this project;

Trial Pit 4	
concrete	0m - 0.3m
made ground, gravelly sand	0.3m - 0.5m
made ground, gravelly sand	0.5m - 1.7m
Black sandy clay (natural)	1.7m - 2.2m
Brown silty sand (natural)	2.2m - 3.5m

Bore 3B	
Trial pit (see above)	0m - 3.5m
Loose brown sand	3.5m - 8m

Natural deposits were encountered at depths of 1.7m below the present ground level. This would suggest that archaeological deposits (i.e. made ground) may not survive or may not have been present below this depth. The borehole logs indicate that concrete, metal and sandstone are found within the identified made ground to 1.7m depth.

#### 6. CONSTRAINTS

#### 6.1 Heritage Constraints

No Scheduled Ancient Monuments protected by the Ancient Monuments and Archaeological Areas Act of 1979 (HMSO 1979) are located within the vicinity of Swan Street, Spalding. All archaeological remains within the assessment area are therefore protected only through the implementation of PPG16 (DoE 1990).

Significant historic buildings within the assessment area are listed and

consequently protected by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Eleven listed buildings fall within the assessment area and range in date from the 13<sup>th</sup> century, although most are of 19<sup>th</sup> century date.

# 6.2 Other Constraints

Checks were carried out to determine the presence of services (gas, water, electricity, etc.) across the site. A gas main is evident immediately south of the site aligned along Swan Street with no indication of entering the proposed development area.

Buried electricity cables are also present along Swan Street with two spurs leading into the development area. One spur lies beneath the kiosk extending northwards to the boundary of the site. The second spur enters the site close to the junction with Winfrey Avenue and heads north. Additionally, lamp-posts are visible around the site indicating the presence of other electrical services.

Water mains run along Winfrey Avenue and Swan Street although none are recorded within the site confines.

If further archaeological intervention is required, the excavation of trenches would entail a certain degree of risk which would be enhanced by the use of a mechanical excavator.

Excavation should not take place in close proximity to standing buildings or buried fuel tanks. The previous use of the site as a petrol station may indicate the presence of hydrocarbon contamination.

# 7. ASSESSMENT OF SIGNIFICANCE

The criteria used to assess the significance of the remains present within the assessment area were adopted from the Secretary of State's criteria for scheduling ancient monuments (Department of the Environment 1990, Annex 4; see Appendix 1).

#### Period

Remains dateable from the medieval to the post-medieval periods have been recognised within the assessment area. However, most of the types of remains identified are not period specific.

# Rarity

Medieval remains apparently associated with refuse disposal have been identified close by. Although these are not scarce in general terms they are rarely seen in Spalding. General occupation remains of the medieval and post-medieval periods are not scarce but may have rare or unusual aspects.

# Documentation

Records of archaeological sites and finds made in the Spalding area are kept in the Lincolnshire Sites and Monuments Record.

This report provides the first site-specific consideration of the archaeological and historical aspects of the proposed development area.

There is likely to be some contemporary documentation regarding the site which has not been examined.

# **Group Value**

Medieval and later dated remains recorded within the assessment area include

evidence for religion, refuse disposal, industry and craft. These have moderate to high group value. Post-medieval brick, stone and timber framed buildings, identified as below-ground archaeological remains, have moderately high group value which is further enhanced by standing buildings in the vicinity.

#### Survival/Condition

Archaeological interventions within the vicinity have demonstrated that archaeological remains often survive in good condition (however, see Assessment of Impact below).

The proximity of the former River Westlode may imply that ancient organic remains could survive at depth due to waterlogging.

#### Fragility/Vulnerability

All archaeological deposits present on the site would potentially be vulnerable to disturbance from proposed development of the site.

#### **Diversity**

Moderate period diversity is represented by archaeological remains of medieval and post-medieval date occurring in close proximity to the proposed development area.

Moderate functional diversity is provided by sites and remains relating to settlement and industry in the vicinity.

#### Potential

Medieval and later remains have been identified in the proximity and suggest there is moderate potential for similar deposits to occur at the site.

The lack of post-medieval development at the site may indicate moderately high potential for the survival of medieval archaeological remains at the site.

#### 8. ASSESSMENT OF IMPACT

The site was formerly a petrol station. Although the kiosk/shop is unlikely to have had a severe impact on buried archaeological remains, the presence of buried storage tanks suggests that any archaeological deposits have probably been destroyed within the vicinity of the tanks which are located in the northwest corner of the site.

#### 9. OVERVIEW

No archaeological sites or findspots are known from within the proposed area of development. However, it is possible that medieval deposits may exist in the area as identified in previous investigations along Swan Street and Westlode Street. These deposits usually take the form of pits and alluvial layers with some limited structural activity. Early maps suggest the land was open space but post-medieval buildings have been identified in the vicinity and comprise a range of structures of unknown function. However, later maps indicate the area to be free from structures until the early 19<sup>th</sup> century.

#### 10. CONCLUSIONS

An archaeological desk-based assessment of land at Swan Street, Spalding, Lincolnshire, was undertaken in order to determine the archaeological implications of the proposed development of the site.

The assessment has identified evidence of medieval to later period activity occurring within the assessment area. It is therefore reasonable to suggest that such deposits may also occur on the site, particularly deposits from the mid 18<sup>th</sup> century onwards. However, the site has been heavily impacted in the past particularly in the northwest corner of the site where limited information may survive.

#### 11. ACKNOWLEDGEMENTS

Archaeological Project Services would like to thank Mr M. Smith of Stone and Moon Associates who commissioned this report behalf of Wm. Morrison's Supermarkets Plc. This work was coordinated by Gary Taylor who edited this report along with Tom Lane. Access to the County Sites and Monuments Record was kindly provided by Mark Bennet, Sarah Grundy and Louise Jennings of the Archaeology Section, Lincolnshire County Council. Thanks are also due to the staff of Lincolnshire Archives Office and Lincoln Central Library. Dave Start permitted examination of the parish files and library maintained by Heritage Lincolnshire. The walk-over survey was undertaken by Jim Snee

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# 13. ABBREVIATIONS

APS Archaeological Project Services

BGS	British Geological Survey
DoE	Department of the Environment
HMSO	Her Majesties' Stationery Office
IFA	Institute of Field Archaeologists
LAO	Lincolnshire Archives Office
PCA	Pre-Construct Archaeology
SMR	Sites and Monuments Record

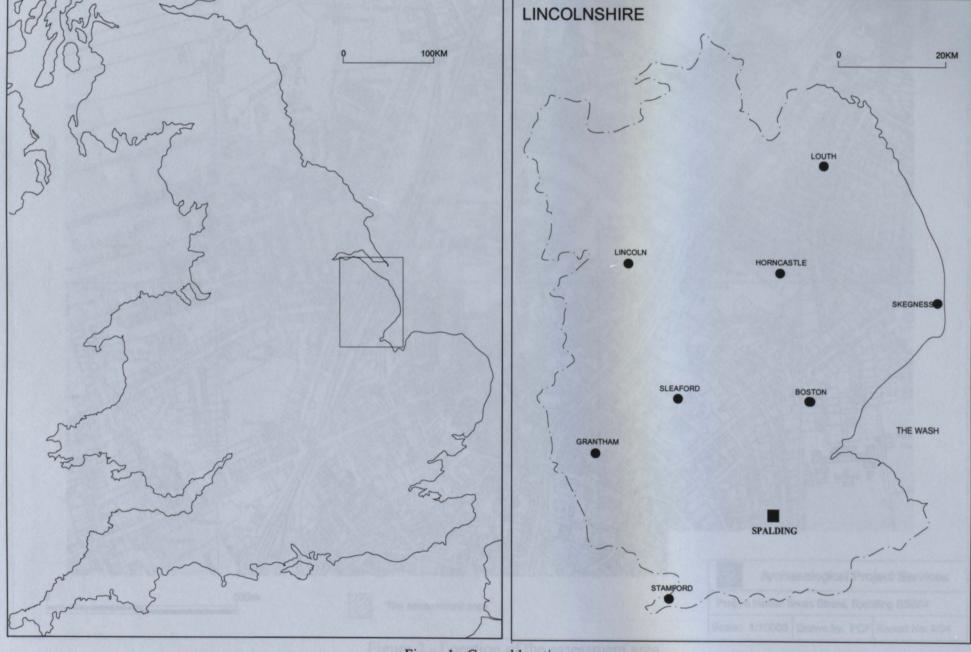
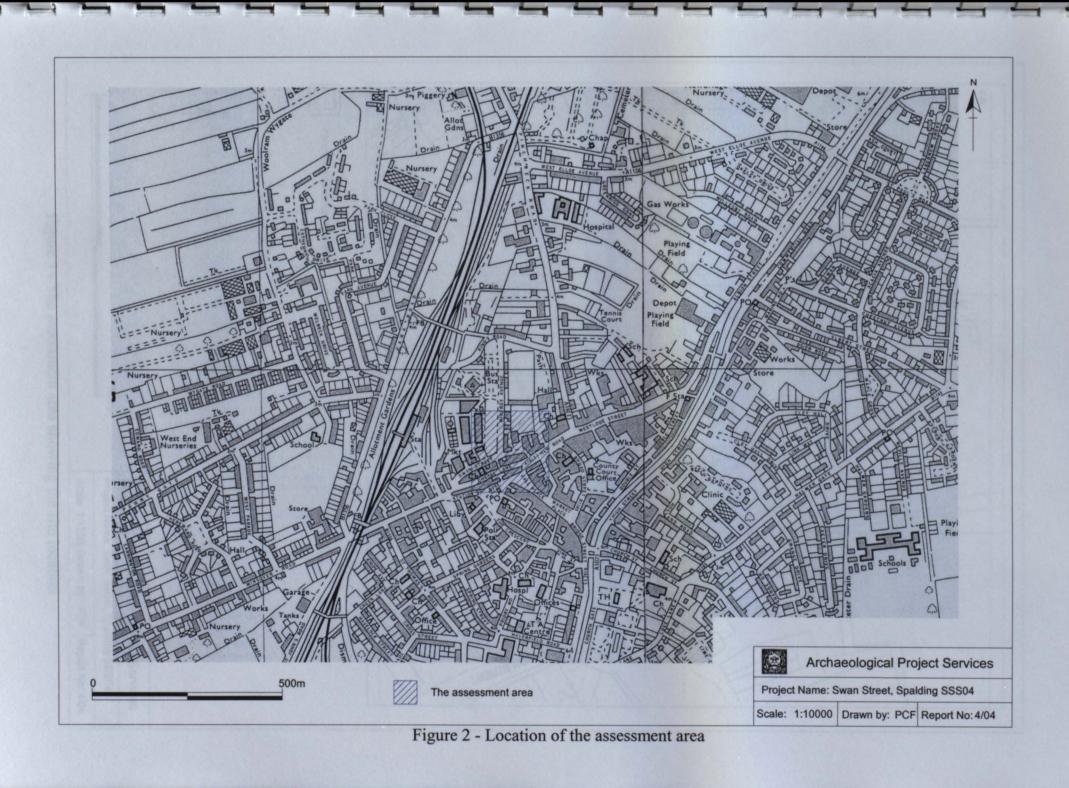


Figure 1 - General location map



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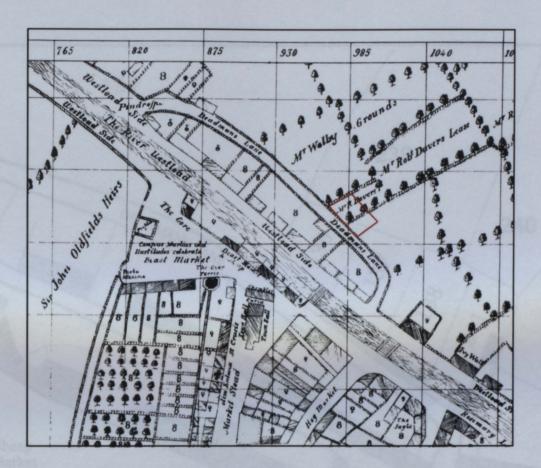


Figure 4 - Extract from Grundy's 'Map of Spalding', 1732



Figure 5 - Extract from Armstrong's 'Map of Spalding', 1778

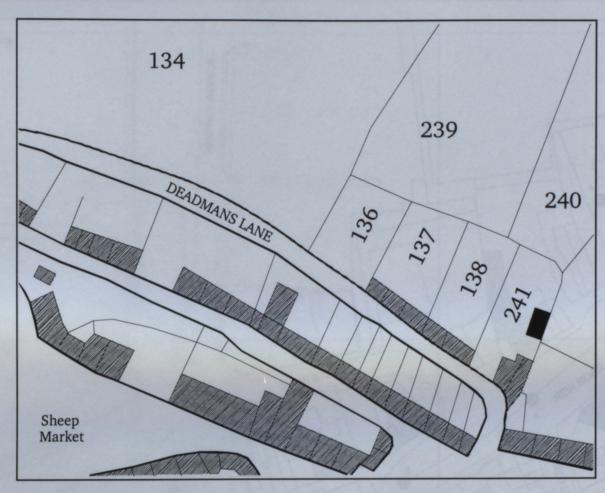


Figure 6 - Extract from 'A Plan of part of the Parish of Spalding', undated 19th century

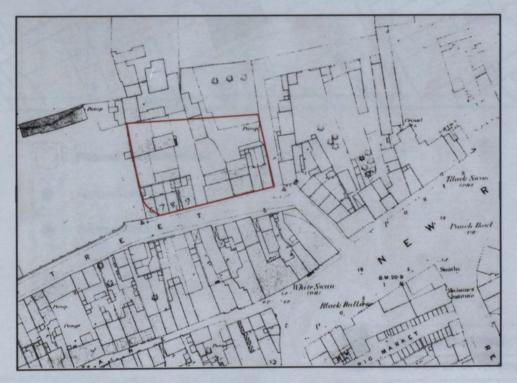


Figure 7 - Extract from 2<sup>nd</sup> edition Ordnance Survey Plan, 1904



Figure 8 - The assessment area showing known archaeological sites

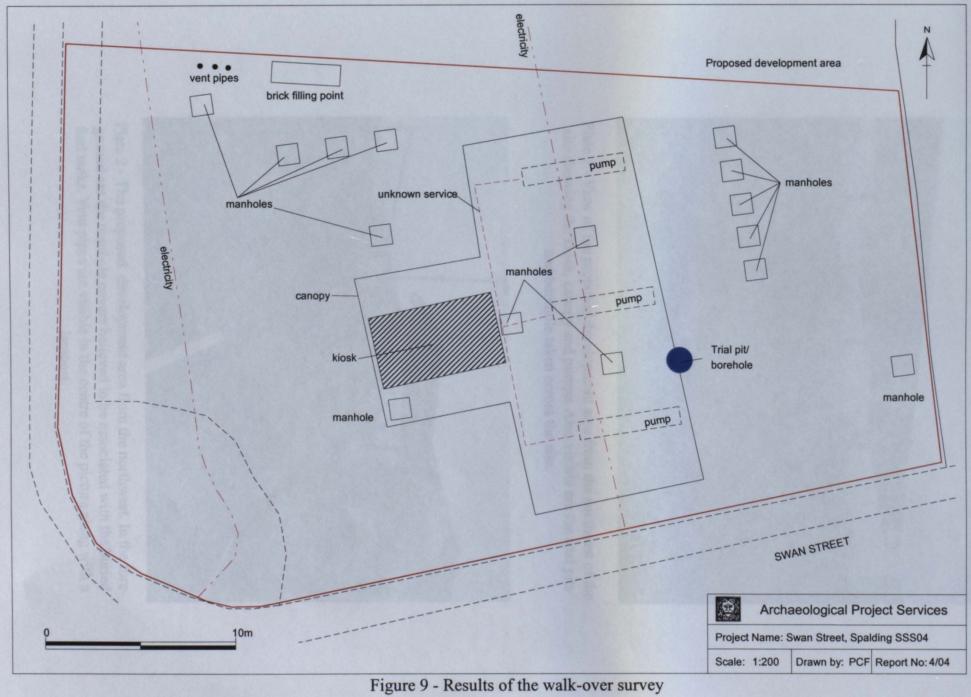




Plate 1 - View of the proposed development area from the southeast of the site showing the kiosk, canopy and pumps. Also visible are the trial pits and borehole taken across the site.



Plate 2 - The proposed development area from the northwest. In the foreground are the manhole covers believed to be associated with the buried fuel tanks. Vent pipes are visible in the centre of the picture along with a lampost.

# Appendix 1

SECRETARY OF STATE'S CRITERIA FOR SCHEDULING ANCIENT MONUMENTS - extract from *archaeology and planning* DoE planning policy guidance note 16, November 1990

The following criteria (which are not in any order of ranking), are used for assessing the national importance of an ancient monument and considering whether scheduling is appropriate. The criteria should not however be regarded as definitive; rather they are indicators which contribute to a wider judgement based on the individual circumstances of a case.

i *Period*: all types of monuments that characterise a category or period should be considered for preservation.

there are some monument categories which in certain periods are so scarce that all surviving examples which retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context.

iii Documentation: the significance of a monument may be enhanced by the existence of records of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records.

v Survival/ Condition:

vi Fragility/

Vulnerability:

vii Diversity:

viii Potential:

the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement or cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group.

the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features.

highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection that scheduling confers. There are also existing standing structures of particular form or complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed buildings.

some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute.

on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This is usually confined to sites rather than upstanding monuments.

# Appendix 2

## **GLOSSARY**

Geophysical Survey Essentially non-invasive methods of examining below the ground surface by measuring deviations in the physical properties and characteristics of the earth. Techniques include

magnetometry and resistivity survey.

Layer A layer is a term to describe an accumulation of soil or other material that is not

contained within a cut.

Medieval The Middle Ages, dating from approximately AD 1066-1500.

Natural Undisturbed deposit(s) of soil or rock which have accumulated without the influence of

human activity.

Post-medieval The period following the Middle Ages, dating from approximately AD 1500-1800.

Prehistoric The period of human history prior to the introduction of writing. In Britain the

prehistoric period lasts from the first evidence of human occupation about 500,000 BC,

until the Roman invasion in the middle of the 1st century AD.

Romano-British Pertaining to the period dating from AD 43-410 when the Romans occupied Britain.

Saxon Pertaining to the period dating from AD 410-1066 when England was largely settled by

tribes from northern Germany.

# Appendix 3

# LIST OF SOURCES CONSULTED

Lincolnshire County Sites and Monuments Record, parish of Spalding

Lincolnshire Archives: Cartographic Sources, Secondary Sources (Books and Journals)

Plans and Maps for the parish of Spalding, held at the Lincolnshire Archives

Lincoln Central Reference Library

Heritage Trust of Lincolnshire Library

Ordnance Survey Maps c. 1904, 1980

Geotechnical information

#### **Sources Not Consulted**

Cursory examination was made of primary historical documentation held at Lincolnshire Archives—experience has shown that the consultation of primary historical documents is extremely time-consuming, and only fortuitously affords information relevant to archaeological inquiries.